PARTICULARS *of*,

AND

CONDITIONS *of* SALE *for*,

A *capital* FREEHOLD *and* COPYHOLD

ESTATE,

In the COUNTY of SURRY;

CALLED

PUTTENHAM PRIORY,

Situate between GUILDFORD and FARNHAM, and about four Miles from GODALMIN;

Conſiſting of *large* and *extenſive* MANORS, a moſt elegant MANSION HOUSE, in perfect Repair, compleat *Offices*, *Gardens*, *a Paddock* containing *Fifty-four Acres* of rich Land, beautifully laid out in the preſent Taſte, with Walks abounding with charming Proſpects, and elegant *Shrubberies* and *Plantations*.

Alſo a ſmall FARM in Hand, and ſeveral other Farms let to reſpectable Tenants, at the yearly Rent of *Six Hundred and Twenty Pounds* and upwards.

Which will be ſold by AUCTION,

By Meſſ. *LANGFORD*,

At their Houſe in the *Great Piazza*, *Covent Garden*,

On *Thurſday* the 30th Day of *March* 1775,

In SIX DISTINCT LOTS,

Beginning punctually at TWELVE o'Clock.

LOT I.

THE MANSION, Offices, Plantations, Garden, Farm Yard, Steward's Houſe, Dog Kennel, and Farm in hand, contain about *ninety-five acres, two roods, and eleven perches, fifty acres* of which is a *paddock*, bounded by a capital plantation of a beautiful compoſition, with *walks* ſo taſtefully formed, as to give EVERY advantage to the ſeveral beauties this ſituation partakes of. — The *lawn* is ſhaped with boldneſs and with freedom, the trees are placed with charming negligence, the views are richly varied, and the *Manſion* is ſkreened from the *Eaſt* by a ſpacious *knowle*, crowned with plants of various TINTS.

The *principal fronts* are elegant, the *Weſt front* is adorned with *Corinthian* columns and pilaſters, finiſhed by a pediment, and the *North front* is alſo decorated with pilaſters and cornice.

The *apartments* are in juſt proportion; the *ſeven rooms* in the *Attic* are very neatly finiſhed —— in the *five ſleeping rooms*, on the *Firſt Floor*, peculiar elegance prevails —— The *Hall*, *Stone Staircaſe*, and *Gallery*, are in the moſt perfect taſte, and the *Drawing Room*, *Eating Room*, *Library*, and *Anti-Room* are *Ornéte* with decorations, ſelected with the *chaſteneſs* of VITRUVIUS.

The *interior Offices* are chearful and convenient —— the *exterior Offices*, *Farm Yards*, large modern *Kitchen Garden*, and *Court* of *Stable Offices*, are detached, and replete with the moſt ample convenience. —— The *fruits* and *herbaceous produce*, are diſtinguiſhed for their flavour, and their excellence; the *plantations* are in all the PRIDE of HEALTH, and with acknowledged SALUBRITY of air, pureneſs of water, POLITENESS of ENVIRON, —PUTTENHAM PRIORY is a reſidence DEVOUTLY to be WISHED.

All the aforeſaid PREMISES are FREEHOLD, and together with the PEWS in the CHANCEL, (lately beautified) the ſeveral marble chimney pieces, paper hangings, dreſſers, ſhelves, bolts, and bars, will be put up at —— *whatever Sum the Company ſhall approve.*

LOT II.

FREEHOLD.	*A.*	*R.*	*P.*	£	*s.*	*d.*
A Farm in the occupation of *John Stovald*, on *leaſe* from *Michaelmas* 1773, for *ſeven*, *fourteen*, or *twenty-one* years, at the option of landlord or tenant —— —— ——	224	1	36	156	0	0
A Farm in the occupation of *William Serle*, on *leaſe* from *Michaelmas* 1774, on the ſame terms —— ——	75	3	22	58	0	0
A Farm in the occupation of *Thomas Smith*, on *leaſe* from *Michaelmas* 1773, on the ſame terms —— ——	34	2	32	31	0	0
				245	0	0
OUTGOINGS.						
Rent of *half an acre* of land in *Pride Cloſe* ——				0	7	6
Carried over —— ——				£ 244	12	6

LOT II. continued.

	£. s. d.	A. R. P.	£. s. d.
Brought over			244 12 6

COTTAGES.

William Chandler	3 5 0		
Thomas Woods	3 0 0		
Richard Pink	3 0 0		
John Haſlet	3 0 0		
William Knight	3 0 0		
Willing Snelling	3 0 0		
John King	3 0 0		
Robert Boxall	3 0 0		
Sanders	2 10 0		
James Elſey	3 0 0		
James Young	3 0 0		
	£ 32 15 0		32 15 0
Total			£ 277 7 6

LOT III.

FREEHOLD.

Frosbery Lodge, Offices, Stabling, walled Gardens, and Farm adjoining, *forty acres* of which is let at WILL at *forty pounds per annum*, the reſt is in hand — 82 0 22 | 134 0 0

This LODGE is admirably calculated for an *elegant ſporting reſidence.*

LOT IV.

Several *Meadows* and *Paſture Land*, called the *Gatteeks*, in hand — 33 1 5 | 30 0 0

A *Mill* and *Land* adjoining, let to *William Bucknell*, on *leaſe* for *twenty-one years*, from *Michaelmas* 1771 — 14 3 34 | 40 0 0

Three fine pieces of water, containing about *thirty acres*, well ſtocked with fiſh, with a *ſtew*, Cottage, and ruſtick building, ſurrounded with ſhrubs, &c. — 30 0 0 | 40 0 0

Total £ 110 0 0

LOT V.

	A.	R.	P.	£.	s.	d.
COPYHOLDS of Inheritance at *Elsted*, &c. *Fines* and *Heriots* small and certain.						
White Field Coppice, *Meadow*, and a *Coppice* at *Elsted*; a field let to *William Billinghurst*, in *Seal*, for £ 3. a year	41	2	10	30	0	0
Hampton Farm, let to *William Clew*, from *Michaelmas* 1774, for *seven*, *fourteen*, or *twenty-one* years, a small part *Freehold*, and very extensive Rights of *Common*, with vast quantities of *game*.	243	0	32	70	0	0
				£ 100	0	0

Quit Rent to the Bishop of *Winchester*.

For land in *Tongham*	£ 1	16	6½
Land tax allowed by the BISHOP, at 3 *s.*	0	6	1½
	£ 1	10	5
For House and land in *Elsted*	0	3	6

LOT VI.

The MANORS of PUTTENHAM PRIORY and PUTTENHAM BURY, with *Court Leets* and *Courts Baron*, extending over above *one thousand acres* of *inclosed land*, and *six hundred and seventy acres* of *Common*, with heriots, reliefs, quit rents, and timber					10	0	0
There is great plenty of *game*, of every kind, on both the MANORS.							
Fee farm rent paid to the *Crown* for the MANOR of *Puttenham Priory*				0	12	0
Acquittance				0	1	0
				0	13	0
Land tax allowed by the *Crown*				0	1	9
			£	0	11	3

The *land* and other *taxes* are very moderate, and the whole Estate in the most elegant and compleat repair; and, by an INCLOSURE, capable of a considerable *Improvement*.

CON-

CONDITIONS *of* SALE.

1*ſt*, THAT the *higheſt Bidder* is to be declared the *Purchaſer*; and if any *Diſpute* ſhall ariſe between any Two or more *Bidders*, the *Premiſes* are to be *immediately put up again* and *reſold*.

2*dly*, That no Perſon advance leſs than TWENTY POUNDS at *each Bidding* for Lot I. and in proportion for the other Lots.

3*dly*, That the *Purchaſers* do pay down *immediately*, into the Hands of Meſſ. LANGFORD, a Depoſit of TEN POUNDS *per Cent.* in *Part* of the *Purchaſe Money*, and ſign an *Agreement* for the Payment of the *Remainder* on or before *Midſummer Day* next enſuing.

4*thly*, That the VENDOR will prepare and execute *(at the Purchaſers Expence) proper Conveyances* of the Premiſes, *free of all Incumbrances*, upon *Payment* of the *Remainder* of the *Purchaſe Money* on or before *the Time above limited*; and that all *Taxes*, *Pariſh Rates*, and other *Outgoings*, ſhall be *cleared* to the *ſaid Purchaſers* to *Midſummer Day* next as aforeſaid.

Laſtly, That if the ſaid *Purchaſers* ſhall *neglect* or *fail* to *make good* and *compleat* his Purchaſe *by the Time* before-mentioned, the *Money depoſited* ſhall be forfeited, *(and be immediately paid over by the ſaid* Meſſ. LANGFORD) to the VENDOR, who ſhall be at full Liberty to *reſell* the Premiſes by *public Sale*; and the *Deficiency (if any there ſhall be by ſuch ſecond Sale)* together *with all Charges attending the ſame*, ſhall be *made good* by the DEFAULTERS at this *preſent Sale*.

N. B. The *Timber* in each Lot to be valued down to *One Shilling*, and to be paid for over and above the Purchaſe Money.

*** *Part* of the elegant HOUSHOLD FURNITURE, LIVE and DEAD STOCK, and CROP on the *Lands* in Hand to be taken by fair Appraiſement, at the Option of the *Purchaſer*, or proper Time allowed the *Vendor* to clear the ſame.

The *Premiſes* to be viewed *only* by *Tickets*, which may be had at the Meſſ. *Langford's*, where theſe *Particulars* may be had, and alſo at *Puttenham*.